

Message Text

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ACTION OPR-02

INFO OCT-01 ARA-14 ISO-00 CU-04 AID-05 A-01 FBO-06
/033 W

-----075363 040527Z /13

R 011908Z AUG 77

FM AMEMBASSY BUENOS AIRES

TO SECSTATE WASHDC 1583

INFO DIA WASHDC

USCINCSO QUARRY HTS CZ

USDA/FAS WASHDC

FBI WASHDC

DEA HQTS WASHDC

UNCLAS SECTION 1 OF 3 BUENOS AIRES 5620

FOR A/ALS AND ARA/MGT; DIA FOR AH-6

E.O. 11652: N/A

TAGS: ALOW, SOCI, AR

SUBJECT: LQA BUENOS AIRES

REF: STATE 146541

1. THE POST HAS CONDUCTED A SURVEY AS SUGGESTED BY REFTEL.
WE CONCLUDE THAT THE LQA ALLOWANCES AS SUPPORTED BY CURRENT
SF-1190S SHOULD BE MORE THAN DOUBLED.

2. THE ECONOMY OF ARGENTINA HAS GONE THROUGH MAJOR DISRUPTIVE
CHANGES IN THE LAST YEARS. IT HAD EXPERIENCED AN INFLATION
RATE OF ABOUT 700 PERCENT. AT THE SAME TIME THERE WERE
CONTROLLED EXCHANGE RATES (EXCEPT FOR DIPLOMATS WHO COULD
DEAL ON BOND MARKET OR ENTER DOLLAR CONTRACTS) AND SEVERE
RENT CONTROLS. SINCE THE CHANGE IN GOA, RENT CONTROLS HAVE
BEEN RELAXED AND THE EXCHANGE VIRTUALLY FREED. WHILE THE INFLATION
RATE HAS GONE DOWN, IT REMAINS ONE OF THE HIGHEST IN THE WORLD
BUT THOSE OF US IN DOLLAR ECONOMY NO LONGER
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HAVE THE BUYING POWER OF LAST YEAR.

3. THE INCREASES IN RENTS BEGAN IN THE FALL OF 1976 BUT
HAREALLY SOARED DURING LAST SIX MONTHS. MOST OF THE SUMMER
TRANSFERS OF 1976 WERE HOUSED BEFORE THE TAKE-OFF BUT
SEVERAL EMPLOYEES WHO ARRIVED IN THE FALL CHOSE TO REMAIN
IN HOTELS UNTIL THEY COULD FIND A HOUSE WHICH WOULD NOT MAKE

THEM \$100-\$200 OUT-OF-POCKET PER MONTH. THEIR UNDERSTANDABLE RELUCTANCE LED TO A DISTORTION OF CURRENT COSTS OF HOUSING IN THE DECEMBER 1976 SF-1190 REPORT. WE SUBMITTED A ROUGH SURVEY ALONG WITH THAT REPORT WHICH LED ALS TO ALLOW A SPECIAL TELEGRAPHIC REPORT ON EACH NEW LEASE. UNFORTUNATELY, THE EXTREME INCREASES IN RENTS BEGAN ABOUT THEN AND THE EMPLOYEES REMAINED IN HOTELS.

4. ANOTHER PROBLEM WHICH IS UNAVOIDABLE IN BUENOS AIRES IS THE MATTER OF AGENT'S FEES. STANDARDIZED REGULATIONS 131.2 STATES THAT AGENT'S FEES MAY NOT BE REIMBURSED UNDER LQA. THE POST HAS FOUND IT ALL BUT IMPOSSIBLE TO AVOID AGENTS EVEN WHEN WE HAD OUR OWN HOUSING OFFICE. WE ADVERTISED AND ASKED OWNERS IF THEY HAD OTHER HOUSING. THE LATTER WAS SUCCESSFUL ON RARE OCCASIONS BUT, IN THIS SELLERS MARKET, THE OWNERS DO NOT WISH TO BOTHER BECAUSE THE FEES ARE PASSED TO LESSEE. AGENTS GENERALLY ASK FOR 10 PERCENT OF FIRST TWO YEARS LEASE WHICH WE NEGOTIATE TO 5 PERCENT OF FIRST TWO YEARS. ONE REASON WHY OUR EMPLOYEES ENCOUNTER DIFFICULTY IN LOCATING HOUSING IS BECAUSE AGENTS ARE MORE AND MORE NOT WILLING TO BOTHER WITH OUR NEGOTIATIONS IN THIS LIMITED MARKET. THEY DO NOT NEED OUR BUSINESS. POST REQUESTS EXCEPTION TO THE SR 131.2 LIMITATION WHICH FORBIDS REIMBURSEMENT OF AGENT'S FEES.

5. THE FIRST DAY OF SURVEY CONDUCTED BY ADMIN COUNSELOR HAD UNCLASSIFIED

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REPRESENTATIVES FROM SEVERAL AGENCIES ASSIST AS WELL AS FS INSPECTOR FISHER. THIS DAY WAS USED TO GIVE ALL AGENCIES AN IDEA OF COSTS AND TO ESTABLISH GUIDELINES FOR ADMIN COUNSELOR TO CONTINUE SURVEY. THE HOUSE SURVEYED WERE NOT RESTRICTED TO THE EMBASSY'S SECURE ZONE IN ACASSUSO, MARTINEZ AND LA LUCILA BUT INCLUDED HOUSES IN A WIDE ADJACENT AREA ON ALL SIDES. THE CONCLUSION OF THIS EXERCISE IS THAT AN EXPANSION OF THE SECURE ZONE WILL NOT REDUCE PRICES BUT WILL MAKE MORE HOUSES AVAILABLE. THE LATTER IS A VALUABLE GAIN WHICH MUST BE CONSIDERED THOUGH IT MAY INCREASE SECURITY COSTS. WE HOPE TO HAVE A NET REDUCTION IN OVERALL SECURITY COSTS DURING FY-78 WHICH WILL PROBABLY EXCEED THE ADDED COST OF THIS EXPANSION. AS WE LOCATE THE HOUSES AVAILABLE, WE WILL EXPAND THE SECURE AREA TO THAT WHICH PROVIDES MOST HOUSES AT LEAST SECURITY COST.

6. WE DID NOT LOCATE ENOUGH HOUSES TO MAKE UP AN ADEQUATE SURVEY SO WE HIRED SERVICES OF AN ASSESSOR MRS. DE ANTHUANO TO LOOK AT NINE HOUSES CURRENTLY OCCUPIED BY USG EMPLOYEES. MRS. DE ANTUANO HAS DONE BUSINESS WITH THE MISSION FOR MANY YEARS AND IS WELL QUALIFIED TO JUDGE RENTAL COSTS FOR THE AREA INVOLVED.

7. WE ALSO ASKED SOME OF OUR DIPLOMATIC COLLEAGUES THEIR OPINIONS. ALL LOOKING AT \$1800-2200 A MONTH FOR COUNSELORS AND ATTACHES. A FIRST OR SECOND SECRETARY AVERAGES FROM \$1300-1700. NONE OF THEM CAN ESTABLISH AN AVERAGE FOR LOWER RANKING OFFICERS BECAUSE THE SIZE OF FAMILY COULD EASILY FORCE A JUNIOR OFFICER TO RENT A HOUSE FOR OVER \$1600. OF THOSE EMBASSIES SURVEYED, ONLY JAPAN IS LOWER THAN U.S. JAPAN IS ALSO IN MIDST OF A SIMILAR SURVEY BECAUSE THEY TOO HAVE HAD NO NEW ARRIVALS UNTIL RECENTLY. EMBASSIES SURVEYED ARE BRITISH, AUSTRALIAN, CANADIAN, GERMAN, JAPANESE, NORWEGIAN AND BELGIAN. WE POINTEDLY AVOIDED ANY EMBASSY WHICH MIGHT NOT HAVE A LANGUAGE OR CULTURE BARRIER BUT WE SUSPECT THEY ARE NOT MUCH BETTER OFF IN THIS LIMITED MARKET.

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8. SURVEY CODES: H - HOUSE, A - APT., L - LIVING ROOM, D - DINING ROOM, L/D - LIVING AND DINING COMBINATION, DEN - DEN/B - DEN WHICH COULD CONVERT TO BEDROOM, B - BEDROOM, BTH - FULL BATHROOM, T - GUEST TOILETTE, K - KITCHEN, G - GARDEN, P - POOL, GA - GARAGE, GP - PARKING PLACE, S - SERVANTS QUARTERS WITHOUT BATH, SB - SERVANTS QUARTERS WITH FULL BATHROOM, W - WASH AREA. (NOTE: WE DID NOT CONSIDER ANY RESIDENCE THAT DID NOT HAVE A TELEPHONE). ALL ARE UNFURNISHED UNLESS OTHERWISE NOTED.
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INFO OCT-01 ARA-14 ISO-00 CU-04 AID-05 A-01 FBO-06
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TO SECSTATE WASHDC 1584
INFO DIA WASHDC
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9. A IN DISTRICT, LIBERTAD Y ALVEAR A - OLDER, 13TH FLOOR, L,D,
DEN/B, B-THREE SMALL, TWO WITH SMALL BALCONY, THIRD IS VERY SMALL,
BTH-TWO OLD PLUMBING, T, K-OLD STYLE, DARK, G-NO, P-NO, GP-ONE,
SB, W-TOO SMALL FOR OUR APPLIANCES. MISC. CARPETED AND INDIRECT
LIGHTING IN LIVING-ROOM NO OTHER LIGHT FIXTURES. COMMENT: THIS
COULD BE ADEQUATE FOR JUNIOR OFFICER FAMILY WITH SMALL CHILDREN
BUT IT WOULD REQUIRE A LOT OF WORK TO BRING TO US STANDARDS.
LEASE TWO YEARS \$800/MONTH PLUS AGENT FEES.

10. A IN DISTRICT, ARAOZ 2457, 2ND FLOOR, L/D SMALL BUT PLEASANT,
DEN-GOOD BOOKSHELVES, B-TWO, BTH, T-NO, K-SMALL, OLD-FASHIONED
BUT ADEQUATE, G-NO BUT HAS NICE VIEW OF GARDEN, P-NO, GP-ONE,
S, W-SMALL. MISC: THIS MUST BE RENTED FULLY FURNISHED.
HAS SMALL INTERIOR PATIO.
COMMENT: THIS WAS CONSIDERED AN EXEPTIONAL FIND FOR SINGLE
STAFF AND WE HOPE TO PLACE A SECRETARY IN IT. LEASE FIRST YEAR
\$580 SECOND YEAR \$650 PLUS AGENT FEES.

11. A IN DISTRICT, OLLEROS 1973, NINTH FLOOR. L/D-ADEQUATE FOR
ONE COUCH, TWO SIDE-CHAIRS AND TABLE FOR FOUR, DEN-NO B-TWO
VERY SMALL, BTH-NICE, T,K-VERY SMALL, MODERN, I-NO, P-NO, GP-ONE,
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S-SMALL, W-PART OF SMALL KITCHEN. COMMMENTS: COULD BE LEASED 18
MONTHS MAXIMUM. FURNISHED ONLY. THIS WAS VERY PLEASANT, SMALL.
MODERN APT. BUT NOT CONSIDERED SUITABLE BECAUSE ITS SIZE BARELY
EXCEEDS THAT OF RESIDENT HOTEL. LEASE \$600/MONTH MAX. 18 MONTHS.

12. A IN DISTRICT, MIGHELETES 1306, 2ND FLOOR, L/D-SMALL IN GOOD
TASTE, DEN-NO, B-TWO ONE VERY SMALL, BTH-TWO, T, K-GOOD, G-NO,
P-NO, GA/GP-NO, SB, W-GOOD SIZED. MISC: MUST BE RENTED FULLY
FURNISHED TO INCLUDE GLASSES, SILVER, CHINA, LINEN, ETC. COMMENTS:
THIS WAS ALSO CONSIDERED EXCELLENT FIND FOR SINGLE OR JUNIOR
FAMILY WITH NO CHILDREN OR ONE SMALL CHILD. IT WAS RENTED
DAY AFTER WE SAW IT. RENT \$850/MONTH TWO YEARS PLUS AGENT FEES.

13. A IN DISTRICT, BUSTAMANTE 2662, 6TH FL., L-SMALL, D-NICE,
ADEQUATE FOR Y-8, DEN/B, B-TWO NICE SIZE, BTH-ONE, T,K-GOOD,
OLDER STYLE, G-NO, P-NO, GA/GP-NO, W-INADEQUATE FOR OUR
APPLIANCE. COMMENT: RENTS FURNISHED, APPROPRIATE FOR SINGLE
STAFF. \$850/MONTH TWO YEARS PLUS AGENT FEES.

14. A IN DISTRICT, QUINTANA 26, 16TH FL., L,D, DEN-NO, B-THREE
SMALL, BTH-ONE, T,K-OLD, SMALL, DIRTY, INADEQUATE SHELIVING, G-NO,
P-NO, GA/GP-NO, S-VERY SMALL, NOT ADEQUATE, W-PART OF INADEQUATE

KITCHEN. MISC: ALL WINDOWS CLOSED IN BY PLEXI-GLASS SHIELD TO SHUT OFF VIEW OF BUILDING ADJACENT, NO NATURAL LIGHT. COMMENTS: IT WAS ONCISDERED INAPPROPRIATE FOR USG HOUSING. RENT \$600/MONTH TWO YEARS, PLUS AGENT FEES.

15. A IN DISTRICT, FAILED TO NOT ADDRESS, FIRST FL., L/D-MEDIUM SIZED, DEN-NO, B-TWO SMALL IRREGULAR SHAPED, GOOD CLOSETS, BTH-ONE, T,K-SMALL BUT MODERN, G-NO, P-NO, GP-ONE, SB,W-AS PART OF SMALL KITCHEN. MISC: FRONT DOOR OF APT. MONITORED BY TV WITH REMOTE IN KITCHEN, SMALL BALCONY WITH CORNER VIEW OF PARK. HAS BREAKFAST ROOM OFF KITCHEN. COMMENTS: ADEQUATE FOR COUPLE UNCLASSIFIED

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WITH SMALL CHILD ON SINGLE STAFF. NOT APPROPRIATE FOR REPRESENTATION. RENT \$1400/MONTH TWO YEARS PLUS AGENT FEES.

16. A IN DISTRICT, ARRIBENO AND ZABALA, 14TH FL., L-LARGE, D-MEDIUM, DEN-LARGE, B-FOUR, ONE AS MASTER SUITE WITH SMALL DRESSING ROOM, BTH-THREE, T,K-VERY LARGE, NICE MODERN, G-YES, P-YES (G&P SHARED WITH OTHER TENATS ON BUILDING GROUNDS, GP-TWO, W-LARGE ENOUGH FOR APPLIANCES. MISC: SAUNA IN ONE BATHROOM, BALCONY WITH REVIER VIEW. COMMENT: THIS IS OBVIOUSLY THE BEST APARTMENT WE SAW WHICH WOULD BE ADEQUATE FOR EVEN THE MINISTER-COUNSELOR. HOWEVER, IN SPITE OF THE COMPARATIVE SUMPTUOUSNESS TO OTHER APARTMENTS, IT IS NO BETTER THAN MOST NEW FOUR BEDROOM APARTMENTS OR HOUSES YOU WOULD FIND IN WASHINGTON D.C., OR SUBURBS. RENT \$2700/MONTH TWO YEARS, PLUS AGENT FEES.

17. A IN SUBURBS, MARTINEZ STATION L/D-VERY SMALL, DEN-NO, B-TWO, VERY SMALL, BTH-ONE, T-NO, K-SMALL MODERN, G-YES, P-YES, GP-ONE, S-NO, W-PART OF KITCHEN. MISC: SUBURBAN APT. LOCATED NEAR TRAIN STATION, VERY, VERY SMALL. COMMENT: ADEQUATE FOR SINGLE STAFF WHO DOES NOT ENTERTAIN MORE THAN 2 OR 3 AT A TIME BUT WE DOUBT A SINGLE PERSON WOULD TAKE AN APARTMENT IN SUBURBS. RENT \$550 TWO YEARS PLUS AGENT FEES.

18. H SUBURBS, NOT IN SECURE ZONE. L-WITH FIREPLACE MEDIUM, D-ADEQUATE 12-14 AT TABLE, DEN-B, B-FOUR SMALL, BTH-TWO VERY OLD PLUMBING, T,K-OLD FASHIONED BUT ADEQUATE, G-SMALL, P-WITH FILTER, GA-TWO BUT AMERICAN CARS PROBABLY WILL NOT FIT, S, W-LARGE. MISC: GARDEN-FAMILY ROOM WITH ROOF FORMING PATIO. NEXT TO APT. BUILDING WITH ALL BALCONIES OVERLOOKING BACK-YARD. OLD HOUSE WITH DAMP WALLS. COMMENT: BECAUSE OF MAINTENANCE WE WOULD NOT RECOMMEND THIS HOUSE. RENT \$1,000/MONTH PLUS AGENT FEES.

19. H SUBURBS IN SECURE ZONE, L/D-MEDIUM WITH FIREPLACE, DEN/B B-TWO SMALL, BTH-ONE, T, K-VERY SMALL BUT NEAT, G-SMALL, P-NO, UNCLASSIFIED

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GA-ONE SMALL, SB, W-SMALL. MISC: NO CHILDREN ALLOWED. TO BE RENTED WITH FURNITURE. COMMENTS. ADEQUATE FOR JUNIOR OFFICER WITH NO CHILDREN. RENT \$750/MONTH YEAR IN ADVANCE PLUS AGENT FEES.

20. H SUBURBS NOT IN SECURE ZONE, L/D-VERY SMALL, DEN/B, B-2 T-NO, K-SMALL MODERN, G-SMALL, P-NO, GA-NO, SB, W-SMALL. ONLY ADEQUATE IF ENTERTAINMENT NOT CONTEMPLATED FOR MORE THAN SIX GUESTS. RENT \$650/MONTH YEAR IN ADVANCE PLUS AGENT FEES.

21. H TWO FLOORS, LIBERTADOR 13548, MARTINEZ, L,D-GOOD, DEN, B-FOUR,TH-TWO, T, K-LARGE BUT OLD, GA-YES, P-YES, NO FILTER, W-GOOD. COMMENT: HOUSE ON VERY BUSY, NOISY STREET NOW OCCUPIED BY FSR-4, WITH WIFE AND THREE CHILDREN. IT IS IN SECURE ZONE. ESTIMATED RENTAL (PER PARA 6) \$1800/MONTH PLUS AGENT FEES. CHAPLIN

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ACTION OPR-02

INFO OCT-01 ARA-14 ISO-00 A-01 CU-04 AID-05 FBO-06
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TO SECSTATE WASHDC 1585
INFO DIA WASHDC
USCINCSO QUARRY HTS CZ
USDA/FAS WASHDC
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22. H TWO FLOORS, COLON 1066, MARTINEZ, L-LARGE WITH FIRE-PLACE, D-MEDIUM, DEN, B-FIVE GOOD, BTH-THREE, T, G-LARGE, P-LARGE WITH BATH HOUSE, GA-TWO, SB-THREE, W-GOOD. COMMENT: HOUSE NOW OCCUPIED BY LEGAL ATTACHE WITH WIFE AND TWO CHILDREN. HOUSE IS VERY APPROPRIATE FOR ANY SENIOR OFFICER. IN SECURE ZONE. ESTIMATED RENTAL \$2700/MONTH BUT WITHOUT AGENT FEES.

WE HAVE LEARNED THAT OWNER INTENDS TO RENT IT FOR \$3000 TO SOMEONE NOT WITH MISSION.

23. H, RIVERA INDARTE 1154, ACASSUSO. L-GOOD, D-MEDIUM, DEN, B-THREE, BTH-TWO, T, K-OLD FASHIONED BUT ADEQUATE, G-YES, P-YES, GA-ONE,SB,W-ADEQUATE. COMMENTS: THIS HOUSE WAS OCCUPIED BY FSR-4 WHO HAD TO LEAVE IT BECAUSE OWNER WISHES TO SELL. HE HAD WIFE AND TWO CHILDREN. IT IS IN SECURE ZONE. ESTIMATED RENTAL\$1300/MONTH PLUS AGENT FEES.

24. H VTE. LOPEZ Y PLANES 809, ACASSUSO, L-GOOD, D-GOOD, DEN, B-FIVE, BTH-TWO, T, K-GOOD, G-MEDIUM, P-YES, GA-YES, SB-TWO, W-GOOD. COMMENT: IN SECURE ZONE NOW OCCUPIED BY MID-LEVEL MILITARY OFFICER WITH WIFE AND THREE CHILDREN. VERY GOOD UNCLASSIFIED

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FOR ANY MID-CAREER OR EVEN SENIOR OFFICER. ESTIMATED RENTAL /1600/MONTH PLUS AGENTS FEES.

25. H PEDRO GOYENA 2322, MARTINEZ, L-MEDIUM, D-GOOD, DEN B-FIVE PLUS PLAYROOM, BTH-TWO, T, K-GOOD, G-EXCELLENT, P-EXCELLENT, GA-TWO, SB-TWO, W-ADEQUATE. IN SECURE ZONE, NOW OCCUPIED BY SCIENCE COUNSELOR WIFE AND TWO CHILDREN, WILL SOON BE OCCUPIED BY HEAD OF AGENCY WITH WIFE AND FIVE CHILDREN. VERY APPROPRIATE THOUGH NOT EXTRAVAGANT FOR ANY SENIOR OFFICER. ESTIMATED RENTAL \$2000/MONTH BUT WITH NO AGENTS FEES.

26. H CALLE BUCHARDO 669, LA LUCILA, ONE FLOOR. L-SMALL BUT NICE, D-ADEQUATE UP TO EIGHT, DEN-NICE, B-THREE SMALL, BTH-TWO, T-NO, K-GOOD, G-GOOD, P-NO, GA-SMALL FOR ONE, S, W-GOOD. HOUSE IN SECURE ZONE. IT HAS APT. BUILDING OVERLOOKING BACK YARD. OUR AGENT DID NOT LIKE THIS HOUSE AT ALL WHICH PROBABLY LED TO APPRAISAL OF \$700/MONTH. HOWEVER, THE FSO-5, WIFE AND TWO CHILDREN HAVE BEEN HAPPY WITH IT. WE KNOW THAT OWNER INTENDS TO ASK \$850 WITH NO AGENTS FEES IF USG EMPLOYEE TAKES IT. APPROPRIATE FOR JUNIOR OFFICER WITH NO REPRESENTATION REQUIREMENTS.

27. H GUENES 1094 ACASSUSO. L-LARGE, D-LARGE, DEN-NO, B-FIVE, BTH-THREE, T-NO, K-GOOD, MODERN EVEN WITH DISHWASHER, G-LARGE, GOOD, P-NO FILTER, GA-TWO, S, W-GOOD. THIS IS NOT REALLY A HOUSE BUT A COVERTED SUMMER RECREATION BUILDING FROM THE DAYS THE SUBURBS WERE MADE UP OF RICH RANCHES. WHILE IT IS LARGE ENOUGH FOR MOST ANYONE AND THE CURRENT FSR-3 (WIFE, TWO CHILDREN) IS QUITE HAPPY WITH IT, WE HESITATE TO SAY IT WOULD FIND A GENERAL MARKET WITH USG EMPLOYEES. ESTIMATED RENTAL \$1600/MONTH PLUS AGENTS FEES.

28. H ALMAFUERTE 949, ACASSUSO. L-GOOD, D-VERY GOOD, DEN,

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BTH-TWO, T, K-VERY GOOD, G-VERY SMALL, P-NO, GA-POOR, SB-TWO, W-GOOD, OFF KITCHEN. NOW OCCUPIED BY FSIO-4, WIFE, TWO CHILDREN. APPROPRIATE FOR ALL MID-CAREER AND EVEN SENIOR OFFICERS. ESTIMATED RENTAL \$1600/MONTH PLUS AGENTS FEES.

29. H, QUINTANA 2365, MARTINEZ, L-MEDIUM, D-GOOD TO 14, DEN, B-THREE, TWO VERY SMALL FOR SINGLE BED ONLY, BTH-TWO T, K-EXCELLENT, G-EXCELLENT, P-EXCELLENT, GA-INADEQUATE FOR ONE CAR, SB BUT OPENS IN GARAGE, W-NONE. HOUSE NOW OCCUPIED BY ADMIN COUNSELOR (WIFE, TWO CHILDREN). PARTY MENTIONED IN PARA 6 DID NOT ESTIMATE COST BUT COINCIDENTLY DURING SURVEY PERIOD TWO SEPARATE REAL ESTATE FIRMS OFFERED TO RENT IT FOR \$1600/MONTH PLUS AGENTS FEES.

30. A IN DISTRICT, CALLAO 1253, L-LARGE, D-SEAT UP TO 10, DEN-NO, B-4, BTH-TWO, T, K-VERY POOR, OLD-FASHIONED, G-NO, P-NO, GP-ONE, S-POOR, W-SMALL. COMMENT: PROBABLY NOT ACCEPTABLE BECAUSE OF POOR MAINTENANCE BUT CERTAINLY ADEQUATE IN SIZE FOR MID-LEVEL OFFICER. RENT \$1200/MONTH PLUS AGENTS FEES.

31. A IN DISTRICT, ARROYO AND PELLEGRINI, L-MEDIUM, D-SEAT UP TO 14, DEN/B, B-TWO, BTH-TWO, T, K-GOOD BUT INCLUDES LAUNDRY AREA AND SMALL, G-NO, P-NO, GP/GP-NO, SB-TWO, W-WITH KITCHEN. COMMENT: ADEQUATE FOR MID-CAREER OR SENIOR OFFICER. RENTAL \$1900/MONTH PLUS AGENTS FEES.

32. A IN DISTRICT, LIBERTADOR 2112. L-LARGE, D-LARGE, DEN, B-FIVE, BTH-THREE, T, K-LARGE, OLD-FASHIONED, G-NO, P-NO, GA-GP-NO, SB-TWO, W-LARGE. MISC: CLOSE TO NEW CHANCERY, VIEW OF PARK, MUST BE RENTED FURNISHED. COMMENT: GOOD REPRESENTATIONAL HOUSING FOR SENIOR OFFICER. RENTAL \$2300/MONTH PLUS AGENT FEES.

33. SOME FINAL NOTES. ALL HOMES IN PARAS 21-29 ARE IN SECURE ZONE. POOLS ARE THE ORDER RATHER THAN EXCEPTION. EMPLOYEE
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NOTED IN PARA 26 FOUND IT DIFFICULT TO LOCATE A HOUSE WITHOUT A POOL IN SUBURBS. YOU WILL NOTE THAT APARTMENTS APPEAR LESS EXPENSIVE BUT WE WOULD FIND IT VERY DIFFICULT TO PLACE FAMILIES WITH CHILDREN IN THE DISTRICT. THE SCHOOL BUS PICKS UP CHILDREN AT ABOUT 6:30 AM. AND RETURNS THEM AT 5 PM. MOST PARENTS WILL NOT ACCEPT THAT FOR THEIR SMALL CHILDREN AND THE

SAME COMMUTE WOULD DENY OLDER CHILDREN THE EXTRACURRICULAR
ACTIVITIES WHICH TAKE PLACE AFTER SCHOOL. FINALLY WE FIND IT
VERY DIFFICULT TO GUESS AN
APPROPRIATE SCALE FOR JUNIOR OFFICERS. AS THE DEPT. DOES NOT
DISCRIMINATE BECAUSE OF AGE, WE NOW HAVE AN FSR-7 WITH FOUR
CHILDREN. THE ONLY APPROPRIATE HOUSE WE COULD LOCATE WILL RENT
FOR \$1450/MONTH PLUS AGENTS FEES.

34. AS POST HAS SEVERAL FAMILIESWHO ARE NOW SEEKING HOU-
SING, WE REQUEST URGENT ACTION AND REPLY BY PRIORITY.
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Message Attributes

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